

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-10
AGENDA DATE: Thu 12/02/2004
PAGE: 1 of 1**

SUBJECT: C14H-04-0018 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the Travis Heights House, 1007 Milam Place (Town Lake Watershed) from Family Residence, (SF-3) district zoning to Family Residence – Historic (SF-3-H) combining district zoning. Historic Landmark Commission Recommendation: To grant Family Residence – Historic (SF-3-H) combining district zoning. Planning Commission Recommendation: To grant Family Residence – Historic (SF-3-H) combining district zoning. Applicant: Ward Keeler and Leslie Morris, owners. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454.

REQUESTING DEPARTMENT: Neighborhood Planning and Zoning

DIRECTOR'S AUTHORIZATION: Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0018

H.L.C. DATE: September 27, 2004

P.C. DATE: October 26, 2004

AREA: 14,979.7 square feet

APPLICANT: Ward Keeler and Leslie Morris

AGENT: N/A

HISTORIC NAME: Travis Heights House

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1007 Milam Place

ZONING FROM: SF-3

ZONING TO: SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning based on Historic Landmark Designation Criteria 1, 3, 6, 7, and 11.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning based on Historic Landmark Designation Criteria 1, 3, 6, 7, and 11. Vote: 6-0 (Fowler and Burton absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning based on Historic Landmark Designation Criteria 1, 3, 6, 7, and 11. Vote: 8-0.

DEPARTMENT COMMENTS: The Comprehensive Survey of Cultural Resources (1984) lists this property as a priority 2 for preservation.

CITY COUNCIL DATE: December 2, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: South River City Citizens Association

BASIS FOR RECOMMENDATION:

The Travis Heights House meets Historic Landmark Designation Criteria 1, 3, 6, 7, and 11.

1. Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.

This ca. 1914 house is reputed to be the first house in Travis Heights, a 1913 subdivision developed by William Harwood Stacy, who had also planned Fairview Park to the north and west. Travis Heights was the third major development in South Austin, following the Swisher Addition on both sides of Congress Avenue, and Fairview Park. South Austin was slow to develop because of the lack of adequate transportation across the Colorado River. The developers of Fairview Park found it difficult to sell large lots and expensive houses in an area that was hampered by its inaccessibility. The Congress Avenue bridge was a notorious bottleneck, and wealthy homebuyers did not want to have to rely on ferries to get to and from their homes, when areas like Hyde Park offered streetcar connections to downtown Austin. Stacy realized the potential limitations of his South Austin site, and developed Travis Heights as more of a mixed-income area. Large houses were sited on hills with views, while much of the rest of the neighborhood offered smaller lots for more modest dwellings. Like many Austin neighborhoods of its time, Travis Heights was picturesquely planned, taking advantage of the undulating topography with winding streets and views out over the river to downtown.

A relatively large two-story house, the house at 1007 Milam Place represents the aspirations of the developers of Travis Heights as a neighborhood of fine homes.

3. Embodiment of distinguishing characteristics of an architectural type or specimen.

This ca. 1914 house is an excellent example of the Craftsman style, as applied to a two-story house. The Craftsman style became popular at the turn of the twentieth century as a reaction to the ornate Victorian styles featuring machine-made ornamentation. The guiding principle of the style was to show how the house was built, reflecting the craftsmanship that went into its construction. The distinguishing characteristics of Craftsman style houses are include ornamented eave brackets and exposed rafter tails, 16:1 windows, prominent front porch with tapered porch posts, all found on this house. In addition, the house has unusual window hoods to shade second-story rooms.

6. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif.

The house is located in Travis Heights, a potential historic district.

7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.

The developers of Travis Heights learned from their experience in adjacent Fairview Park to attract home-buyers of various income levels to make this development a success. The Travis Heights House is relatively large, probably designed to set the tone for the neighborhood, but still within the means of the middle class. Early residents included a clerk and a printer at the newspaper. Its large rooms, spacious front porch, high level of ornamentation, and suburban setting appealed to middle-class home-buyers and represents a transition from the ornate Victorians to the subdued bungalows which followed in the 1920s.

11. Identification with a person or persons who significantly contributed to the culture and development of the city, state, or United States.

The house was built in 1914 by **John Greathouse**, a carpenter and contractor originally from Hillsboro, Texas. Greathouse and his partner, C.B. Ledbetter, developed West End Heights in West Austin in 1910. He built a twin to the Travis Heights House at 1708 W. 6th in West End Heights, where he lived and had his office. In the 1920s he turned from residential construction to road construction. He died in Austin in 1939.

PARCEL NO.: 03020302250000 **DEED RECORD:** Vol, 12749, Page 1636
(1996)

ANNUAL TAX ABATEMENT: \$4,862 (owner-occupied rate); City tax exemption: \$1,281.

APPRAISED VALUE: \$324,795

PRESENT USE: Residential

CONSTRUCTION/DESCRIPTION:

Two-and-a-half story front-gabled Craftsman-style wood-frame house with full-width independent porch on tapered wood posts; 16:1 fenestration; ornamented rafter tails and eave brackets; wood window hoods on second floor contain ornamental rafter tails; plain transom and multi-pane sidelights.

CONDITION: Excellent

PRESENT OWNERS

Ward Keeler and Leslie Morris
1007 Milam Place
Austin, Texas 78704

DATE BUILT: ca. 1914

ALTERATIONS/ADDITIONS: None

ORIGINAL OWNER(S): John R. Greathouse (1914)

OTHER HISTORICAL DESIGNATIONS:

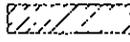
NATIONAL REGISTER: No

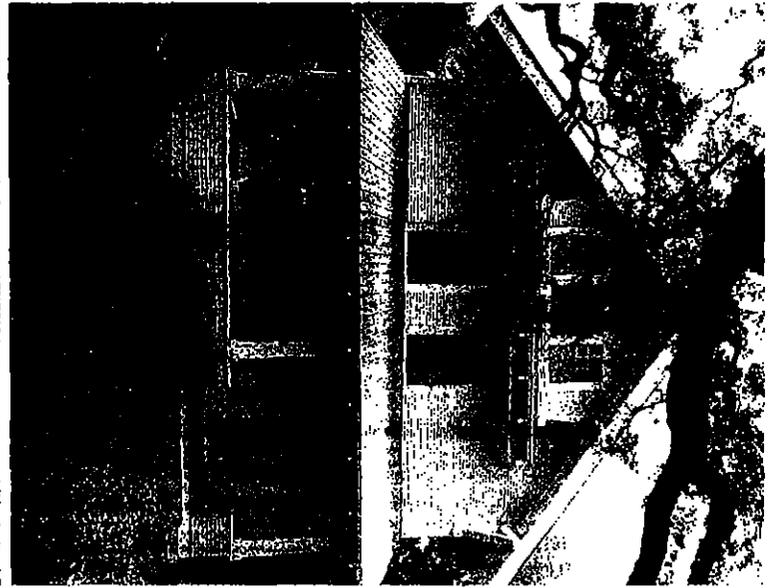
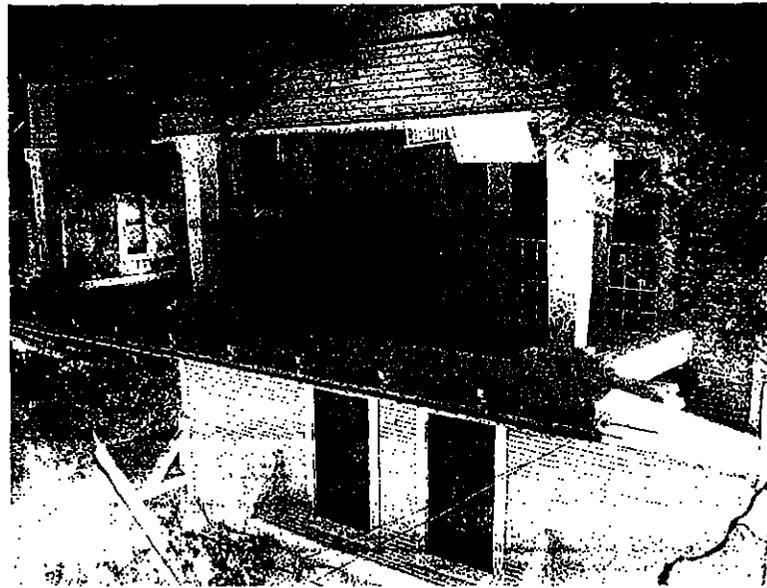
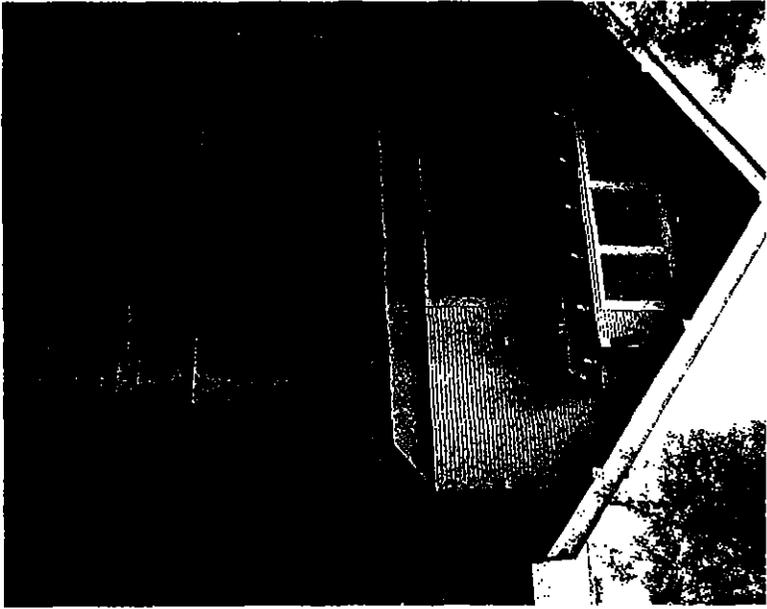
RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, the Comprehensive Survey of Cultural Resources (1984) lists this property as a priority 2 for preservation.



 1" = 260'	SUBJECT TRACT 	HISTORIC ZONING		CITY GRID REFERENCE NUMBER J20
	PENDING CASE 			
	ZONING BOUNDARY 	ADDRESS: 1007 MILAM PLACE	INTLS: SM	
	CASE MGR: S. SADOWSKY	SUBJECT AREA (acres): N/A		



CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Travis TRA
AU
 City/Rural Austin
 2. Name _____
 Address 1007 Milam Place
 3. Owner _____
 Address _____
 4. Block/Lot _____
 10. Description 2 story frame residence

5. USGS Quad No. 3097-242 Site No. J-20-309
 UTM Sector _____
 6. Date: Factual 1914 Est. _____
 7. Architect/Builder _____
 Contractor _____
 8. Style/Type _____
 9. Original Use _____
 Present Use _____

11. Present Condition _____
 12. Significance _____
 13. Relation to Site: Moved Date _____ or Original Site (describe) _____
 14. Bibliography _____
 15. Informant _____
 16. Recorder HMM Date Jan-Mar 84

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
 RTHL HABS (no.) _____ TEX _____
 NR: Individual Historic District
 Thematic Multiple-Resource
 NR File Name _____
 Other _____

PHOTO DATA

B&W 4x5s _____ Slides _____
 35mm Negs. _____

YEAR	DRWR	ROLL	FRME
		4	26

to

ROLL	FRME

to

Tax Parcel # _____
 Original Owner _____

ARCHITECTURAL SIGNIFICANCE:

Outstanding _____ Excellent _____
 Significant _____ Contributory _____

PHYSICAL CONDITION:

	Good	Fair	Poor
Structure	_____	_____	_____
Grounds	_____	_____	_____
Neighborhood	_____	_____	_____

PRESERVATION INDEX:

____ City Zoning
2 Priority Research

COMMENTS:

(Photo)

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

240184

DEPARTMENTAL USE ONLY

APPLICATION DATE: _____ (FILE NUMBER(S)) _____

REVISION DATE: _____

REVISION DATE: _____

REVISION DATE: _____

CITY INITIATED: YES / NO _____

CASE MANAGER: _____ ROLLBACK: YES / NO _____

APPLICATION ACCEPTED BY: _____

BASIC PROJECT DATA:

1. OWNER'S NAME: Ward KEELER & Leslie MORAIS

2. PROJECT NAME: _____

3. PROJECT STREET ADDRESS (or Range): 1007 Milam Pl Austin

ZIP 78704 COUNTY: Travis

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
 LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
 _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
 APPROXIMATELY _____ DISTANCE FROM ITS
 INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____ (OR) SQ.FT. 2 x 10.03 = 2006

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / NO) FILE NUMBER: _____

7. RESTRICTIVE COVENANT? (YES / NO) FILE NUMBER: _____

8. SUBDIVISION? (YES / NO) FILE NUMBER: _____

9. SITE PLAN? (YES / NO) FILE NUMBER: _____

SUBMITTAL CHECKLIST

- A. Application Form.
- B. Full size tax maps (1"=100') showing properties within 300' of zoning request
- C. Tax certificate or letter from the County Tax office (Not a tax receipt)
- D. Submittal Verification and Inspection Authorization Form.
- E. Acknowledgment Form
- F. Historical Documentation (including Attachment A, B, photographs, historical narrative, and copies of historical information)

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: _____
 Block(s) 30 Lot(s) 14 + east 25' of 13 Outlot(s) _____
 Plat Book: _____ Page _____
 Number: _____

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 12749 PAGE: 01636 TAX PARCEL I.D. NO. 0302030225000

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO
 TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO

14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
 TRIPS PER DAY: _____
 TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. SOLE COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: Ward Keeler NAME: Ward Keeler
 FIRM NAME: _____ TELEPHONE NUMBER: 512 411-5040
 STREET ADDRESS: 1007 Milam Pl
 CITY: Austin STATE: TX ZIP CODE: 78704
 EMAIL ADDRESS: ward.keeler@mail.utexas.edu

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: _____ NAME: _____
 FIRM NAME: _____ TELEPHONE NUMBER: _____
 STREET ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____
 CONTACT PERSON: _____ TELEPHONE NUMBER: _____
 EMAIL ADDRESS: _____

DEPARTMENTAL USE ONLY:

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Ward Keeler 8/9/04
Signature Date

Ward KEELER
Name (Typed or Printed)

Firm (if applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Ward Keeler 8/9/04
Signature Date

Ward KEELER
Name (Typed or Printed)

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Ward Keeler 8/9/04
Signature Date

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Name (Typed or Printed)

Firm (If applicable)

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Signature Date

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Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Ward KEELER have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1007 Milam Pl, Austin, TX 78704
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Ward Keeler
(Applicant's signature)

8/9/04
(Date)

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 1007 Milam Place

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Example:

Transaction

Vol./Page

John Doe to Mary Smith,
Lots 1-3, Block B, Driving Park Addition
March 13, 1882
\$2500

Vol. 52, pp. 22-60

Mary Smith, estate, to Ingrid Jones
Lots 1-2, Block B, Driving Park Addition
January 12, 1903

Vol. 409, pp. 552-554

(Continue through the present)

Please see attached

1007 Milam Place
Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights

Historical Documentation

Transaction	Vol./Page
Citizens' Loan and Trust Co. to John Greathouse Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights March 28, 1914	Vol. 266, p. 116
Wm Williams to Jos W McDugald Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights June 8, 1932	Vol. 480, p. 571
Jos. W McDugald to Isaac Stein Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights July 10, 1939	Vol. 613, p. 497
Isaac Stein to Lillian Condrey Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights September 18, 1941	Vol. 681, p. 405
Clyde Henry Condrey to "The Public" Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights November 12, 1946	Vol. 825, p. 90
Joe B. Ford to Elmer Bissett Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights November 19, 1946	Vol. 831, p. 55
Myrtle Bissett to Anna Mae Christian Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights May 27, 1950	Vol. 1034, p. 396
Ann Mae Christian to James & Jana Dow and J. Weierhausen Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights September 26, 1972	Vol. 4416, p. 1958
J. Weierhausen et al to Kathleen McPherson et vir Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights November 11, 1972	Vol 4493, p. 1957
Kathleen McPherson to Katherine Rada et vir Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights	Vol 5240, p. 691

August 5, 1975

Stephen E. Rada to James Biggart
Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights
August 3, 1976

Vol. 5529, p. 847

James Biggart to George & Frances Basham
Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights
December 19, 1983

George & Frances Basham to Matthew Lyon and
Katy Hafner
Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights
May 25, 1994

Vol. 12194, p. 966

Matthew Lyon and Katy Hafner to Ward Keeler and
Leslie Morris
Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights
August 13, 1996

Vol. 12749, p. 1636

1007 Milam Place Lot 14 + the east 25' of Lot 13, Block 30, Travis Heights

Historical Documentation --Occupancy History

Year	Occupant Name and Reference
1914	John Greathouse bought the property from Citizens' Loan and Trust Company 3/28/14. City Lot Register. Greathouse appears to have built the house that year (the same year that he built an identical house at 1708 West Sixth Street). A plaque that the previous owners removed when they sold us the house in 1996 stated that the house was built in 1914 and was the oldest house in Travis Heights.
1915	W. B. Ogden listed as owner in the City Lot Register. Valued at \$1950.
1916	"Unknown owner." City Lot Register. Valued at \$2000.
1920	Renters, J. Wilbur Adams, a clerk, and his wife, Bessie. City Directory
1922	Owner Mr. W. W. Williams, a printer at the Austin-American Statesman, and his wife, Ora. City Directory
1932-1937	Jos and Bessie McDugald. Moved to Enfield in 1937. City Directory
1937-1939	Renters Mr. James E. McDonald, the State Commissioner of Agriculture, and his wife Anita. City Directory
1940-1941	Isaac Stein, and his wife, Gertrude. City Directory
1942-1944	Renter: Walter A. Phelps, watchman at State Adjutant General. City Directory.
1944-1946	Lillian Condrey, the widow of Mr. Clyde Condrey, who had been a clerk at the State Highway Department. City Directory
1947-1950	Elmer Bissett and his wife Myrtle on 11/19/46. Mr. Bissett was a manager at Sweeney's.
1950-1972	Anna Mac Christian (the widow of John W. Christian), a service assistant at the telephone company. Her daughter lived with Mrs. Christian until her marriage in the 1960s, after which time Mrs. Christian lived in the house alone. (personal communication)
1972-1975	Kathleen McPherson and her husband.

- 1975-1976 Katherine and Stephen Rada, a professor at the University of Texas. (personal communication from Mrs. Biggart)
- 1976-1983 James F. Biggart and his wife. (personal communication from Frances Basham)
- 1983-1994 George and Frances Basham and their three children. (personal communication from Frances Basham)
- 1994-1996 Matthew Lyon, administrator at UT, and Katy Hafner, journalist.
- 1996- Ward Keeler, anthropologist at UT, and Leslie Morris, and their two children.

Application for Historic Landmark Status for 1007 Milam Place, Travis Heights

The house was built by John Greathouse, a prominent builder in Austin in the first part of the twentieth century. It was built in 1914 (along with another house with the same design, located at 1708 W. 6th St.). The house has been very little renovated since its construction: there has been no modification of it except for the addition of screened-in porches on the rear of the house. The house retains many details associated with the Arts and Crafts Movement. Particularly distinctive are the decoratively cut rafter ends, and the scroll-cut ends of the bargeboards at each gable edge. Please see the accompanying photographs for these and other architectural features that make the house one of the most beautiful in Travis Heights.